

The Chair called the meeting to order at 7:02 pm.

I. Roll Call

Present: Ed Magill, Joe Cardello, Bruce Santa Anna, Steve Parent, Dr. Lucien Benoit. Also present were Town Planner Michael Phillips and Assistant Town Solicitor Bob Rossi. Absent: Eugene Simone.

II. Approval of Minutes-May 15, 2008

Dr. Benoit made a motion to approve the minutes of May 15, 2008 as corrected. Mr. Parent seconded the motion, with all in favor.

Before moving on to item III on the agenda, the Chair made a motion to add Issues and Concerns to the agenda to discuss July meeting dates. Mr. Parent seconded the motion, with all in favor. After discussion, the Board changed the meeting dates for July as follows: meeting on July 10 instead of July 3 and meeting on July 24 instead of July 17.

III. Pound Hill Estates—Major Subdivision Project Preliminary Plan Review & Public Hearing

Applicant: Leo Doire, ZXY, Inc.

Location: Pound Hill Road

Assessor's Plat 10 Lot 59

Zoning: Rural Agricultural (RA – 65)

Mr. Phillips stated no one is present to represent the applicant. One of the notice hearing letters was returned and they tried to get a waiver, but based on notice requirement, 14 days are needed before the hearing can be conducted. Dr. Benoit made a motion to continue the application to July 24, 2008. Mr. Parent seconded the motion,

with all in favor.

IV. Conforth Industrial Park–Major Subdivision & Land Development Project Master Plan Review

& Informal Meeting

Applicant: Donada Inc., Donald LaChapelle

Location: Quaker Highway (Route 146A)

Assessor's Plat 1 Lot 459 & 462

Zoning: Manufacturing (M)

Anthony Winiarski representing Donada Inc. stated that the subdivision plan has changed slightly since the last meeting. The drainage has been changed to 2 proposed detention basins. Lots 3 and 4 are slightly different in size. The roadway is being proposed as a public road built to town standards and will be designed to accommodate industrial park traffic rather than residential. The applicant would like to know if town would like sidewalks. They are not opposed to them, but they are asking for them to be built on just one side of the road. There will be a closed drainage system, and they are asking that the drainage in roadway be maintained by town. Other changes to the drainage system included a low pressure sewer system with individual grinder pumps for each lot, rather than a pump station.

He discussed the negotiation with the town regarding Parcel A for purchase or long term lease. He stated that if the issue cannot be resolved, it will become part of lot 1. The applicant also needs a DEM

permit for wetlands. They have applied, but haven't heard anything yet.

Mr. Winiarski reviewed plans for the building on lot 1. The owner is proposing to construct a 30,000 sq. ft. modular steel building. He is relocating his business from Woonsocket to North Smithfield. He would like to construct a green building and plans to add solar panels to roof, use geothermal heat under the floor, possibly skylights, and is proposing to put water storage tanks under the building for use by fire department and to heat the building. Freshwater wetlands approval by the DEM is needed. They will work on further details for next stage of plan approval.

Deeds will be provided at preliminary, along with the owners' association draft document. They will use granite curbing and would like a decision on the sidewalk requirements. The cul-de-sac is planned to be larger than subdivision regulations in order to accommodate tractor trailer turnaround.

The Chair asked Mr. Rossi about the litigation on Parcel A and if the Board can approve anything for this property. Mr. Rossi and Mr. Phillips stated that they had no knowledge of litigation. Frank Jacques stated that no litigation has been filed yet, but it should be within the next week. Mr. Rossi said that the Board should proceed. The Chair asked if the applicant could submit the deed of the parcel as it is right now to review for easements, etc. Mr. Winiarski will submit this and stated that he had misunderstood the original request.

Mr. Phillips suggested that they look into something other than the

typical drainage design. Mr. Winiarski agreed to look at some other methods. They discussed that the location of basins would be a problem for the town to maintain. Mr. Winiarski stated that the owners' association would be responsible for maintenance. The Chair stated that they would be required to submit an annual report on drainage system maintenance. The Board also discussed that dual jurisdiction on the drainage maintenance could cause some problems, as it could be setting precedent for industrial roads being dedicated to the town. Dr. Benoit asked if the town is compelled to accept this road. The applicant responded that subdivision regulations require frontage on a town improved road, but that a private road can be discussed.

The Board conducted a discussion on sidewalks. Subdivision regulations require sidewalks on both sides, but Mr. Phillips thinks it's appropriate to look at sidewalks on only one side. The Chair agrees that one side will be sufficient, but would like the sidewalks around the cul-de-sac. Mr. Santa made a motion that 5-ft. concrete sidewalks with granite curbs shall be constructed on the north side and around the cul-de-sac. Mr. Magill seconded the motion, with all in favor. Planning Board vote was as follows: AYE: Mr. Magill, Mr. Cardello, Mr. Santa Anna, Mr. Parent, Dr. Benoit. Motions passed, with a vote of 5-0.

The Chair suggested constructing the road so no 3-point turns are necessary for large trucks or emergency vehicles. Mr. Santa Anna suggested architectural treatment on the side of the building that is viewable from the road. Mr. Phillips suggested that they reorient the

building so loading bays do not face the street. Donald LaChapelle responded that he wants to build a green building; therefore it is designed so that the loading docks are on the sunny side of building to avoid ice and snow in the winter. He added that truck traffic will be leaving in morning and return at night or late afternoon, so there won't be a lot of in and out truck traffic during the day.

The Chair stated that the Board will be looking for a 20-year design for the road, based on truck traffic. Dr. Benoit made a motion to grant a waiver for length of roadway, given that a bulbous cul-de-sac is required for truck traffic. Mr. Parent seconded the motion, with all members voting aye. Planning Board vote was as follows: AYE: Mr. Magill, Mr. Cardello, Mr. Santa Anna, Mr. Parent, Dr. Benoit. Motion passed, with a vote of 5-0.

The Chair asked for public input, but no one was present to speak.

Dr. Benoit made a motion to approve the Master Plan as presented, with the changes discussed and waivers concerning sidewalks and cul-de-sac length. Mr. Parent seconded the motion, with all in favor. Dr. Benoit made a motion to approve the site plan review at this Master Plan stage with more definitive review at Preliminary Plan stage. Mr. Parent seconded the motion, with all in favor. Planning Board vote was as follows: AYE: Mr. Magill, Mr. Cardello, Mr. Santa Anna, Mr. Parent, Dr. Benoit. Motions passed, with a vote of 5-0.

V. DOWLING VILLAGE--Request for Extension of Master Plan Approval

Applicant: Bucci Development, Inc.

Location: 120 Eddie Dowling Highway

Michael Kelly, attorney for Bucci Development, requested an extension for the Master Plan Approval for phases 2, 3, and 4 of Dowling Village. He stated that his client has made significant progress on all 3 phases. They have been given DEM approval, and though they are asking for a 1-year extension, he expects to file for Phases 2 and 3 in 10-14 days. The applicant has submitted a written request. Dr. Benoit asked if 6 months would be sufficient. Mr. Kelly stated that it would not be sufficient for Phase 4.

Dr. Benoit made a motion to grant the 12-month extension. Mr. Parent seconded the motion, with all in favor. Planning Board vote was as follows: AYE: Mr. Magill, Mr. Cardello, Mr. Santa Anna, Mr. Parent, Dr. Benoit. Motion passed, with a vote of 5-0.

Mr. Kelly asked to hear agenda item VII (Update on ELIZABETH AVENUE Remedial Action Plan Continued from June 5, 2008) next. He stated that letters have been submitted by PARE Engineering addressing the issue and is asking to continue the issue to July 24, 2008, due to personal issues in Mr. Mesolella's family. He added that they will submit all information before then. The Chair made a motion to continue to July 24. Dr. Benoit seconded the motion, with all in favor.

VI. Recommendation on Branch Village Build-out Analysis

Dr. Benoit made a motion to have a 10-minute recess at 8:12 pm. Mr. Santa Anna seconded the motion, with all in favor. The Chair called

the meeting back to order at 8:21 pm.

John Flaherty, Chair Branch Village Revitalization Taskforce, addressed the Board to present the build-out analysis for Branch Village. PARE Engineering has completed a build-out and impact analysis. Copies of their findings were submitted to the Board for review and discussion. Mr. Flaherty stated that they wanted to be sure district would not be overburdened, especially with traffic. They also wanted to be sure of economic impacts, including net revenues to town, leaving sufficient flexibility for the future for private owners. The town's Ordinance Review Committee has developed framework for mixed use districts. There will be a public hearing on June 23, 2008. The task force is seeking an affirmative recommendation from the Board to the Town Council.

Mr. Flaherty explained that it may take 5-10 years before the full build-out scenario is realized. The task force is working on grants for public improvements. They are hoping that much of the infrastructure can be put in when the sewers are put in (sidewalks, possible underground utilities). John Shevlin and Craig Pereira from PARE addressed the Board and presented information that was presented in the report that had been submitted to Board.

The Board discussed the location of potential residential areas. Mr. Flaherty responded that there will be some mixed use apartments above businesses, as well as some stand-alone residential. Mr. Flaherty also explained that the plan gives existing businesses flexibility to redevelop, but does not require any business to do anything. He added that both the owner of Li'l General and the

owner of Branch Village Industrial Park are on the task force.

Dr. Benoit asked to hear from the town's grant writer. Norman (Chuck) Mainville stated that he has submitted several grants through Representative Kennedy's office. The town is looking for money for public infrastructure. The Fire Department would like to get down to one station and relocate from the St. Paul building. Mr. Mainville believes they will get a response to the grant request sometime in October or November. Mr. Flaherty added that they are looking at all opportunities for aid, including the establishment of a redevelopment agency, which may lead to an exemption from the 3050 tax cap.

The Chair asked if they had talked to RIPTA. Mr. Flaherty stated that RIPTA is having their own budget crisis. Revenue is being lost, and they are trying to cut service, not expand. Mr. Magill asked what the town's investment in this project has been and will be in the future. Mr. Flaherty stated that the town has invested \$10,000 initially, plus a small website maintenance fee. Future costs will include the cost of infrastructure (estimated at \$5.78 million or \$3.6 million for public improvements without burying utility lines.) Mr. Santa Anna asked that they consider the historic bridge and weight capacity issues that may conflict with plans for new infrastructure.

Dr. Benoit made a motion to send a favorable recommendation to the Town Council on the Branch Village Build-out analysis. Mr. Santa Anna seconded the motion, with all in favor. Planning Board vote was as follows: AYE: Mr. Magill, Mr. Cardello, Mr. Santa Anna, Mr. Parent, Dr. Benoit. Motion passed, with a vote of 5-0.

Mr. Santa Anna made a motion to adjourn at 9:15, seconded by Mr.

Magill, with all in favor.

Respectfully submitted,

Angela Pugliese

Planning Board Recording Secretary